

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor, Coimbatore .Pin

ROC No. FMWM726L/2022

/ 2022 / TCP

Date 23/08/2022

From

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor,

To :

S KUMARESAN,
D.No:360, Kollampalayam Road,
Nanjai Uthukuli,

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning-Coimbatore district – Coimbatore LPA – Coimbatore District Sulur Taluk - Neelambur Village, S.F.No. 819/1C1B - extent of 1.37 acre or 5546.00 Sq.m - Technical clearance issued - Planning Permission Issued

Ref : 1.Applicants S.Kumaresan Letter, Dated: 07.07.2022
2.District Town and country planning Office, Coimbatore District Letter No. FMWM726L/2022 (Road pattern issued on dated: 04.08.2022).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants S.Kumaresan Gift deed document no.13420/2022, dated: 06.08.2022
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated: 12.08.2022 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
14.Applicants S.Kumaresan (Payment of Centage Fee, Development Fee, Dated: 12.08.2022. OSR Guideline Value Fee : 2,43,598/-

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in

Coimbatore Corporation, Coimbatore LPA,

Sulur Taluk - Neelambur Village, S.F.No. 819/1C1B - extent of 1.37 acre or 5546.00 Sq.m

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint Director / Member

Secretary on 13.07.2022. Further the applicant S.Kumaresan has gift deed the road, road splay and Public purpose has been handed over to the

local body on 06.08.2022. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as and enclosed with 2 set of original maps and gift deeded

documents has been forwarded with it for further action

2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per

Condition no.9 (b).

3. after the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department

office and land survey department for information and appropriate action

4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned

Thasildhar to update in Tamilnilam

amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the

standards specified by the local body

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road,

park areas S.F.No sub- division in favour concern local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil

Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to

purchase in any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project

with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to

collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land

conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development

Schemes -800 other Receipts - AS Receipts under

Land Use Conversion Charges-27 Non Taxation fees - 09

Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not

legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development

is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the

property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can

settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide

this.

Centage Fee	: 5700
Development fee	: 6655.00
OSR amount	:2,43,598



S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	8319	12/01/0028
2	OSR Fee	243598	10/08/2022
3	Centage Charges	5700.00	12/08/2022
4	Development Charges	6655.20	12/08/2022
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy Director(i/c)

Enclosure

1. Layout original map and Condition – 2

Coimbatore District.